


FOR SALE

2,317± SF RETAIL BUILDING

Property Highlights

- Building situated on 0.37± acres
- Well located on busy Coffeen Street near Downtown Business Square, Jefferson Community College, Fairgrounds, and I-81
- One bedroom apartment on the second floor. Perfect for a business owner to occupy or lease the apartment out for additional income
- Former restaurant and current retail store
- New A/C, furnace, pavement and interior renovations within the last 4 years
- New roof: October 2025
- Rear lot has parking for 8 vehicles
- Motivated owner

Demographic	1 Mile	3 Miles	5 Miles
Population	10,824	29,055	35,986
Households	5,344	13,164	15,831
Average H.H. Income	\$53,827	\$71,661	\$75,827
Daytime Employees	10,844	26,478	28,776
Source: ESRI Business Analyst 2024			

Traffic Counts

Coffeen Street 14,684 AADT

Source: NYS DOT 2023

EXCLUSIVE CONTACT

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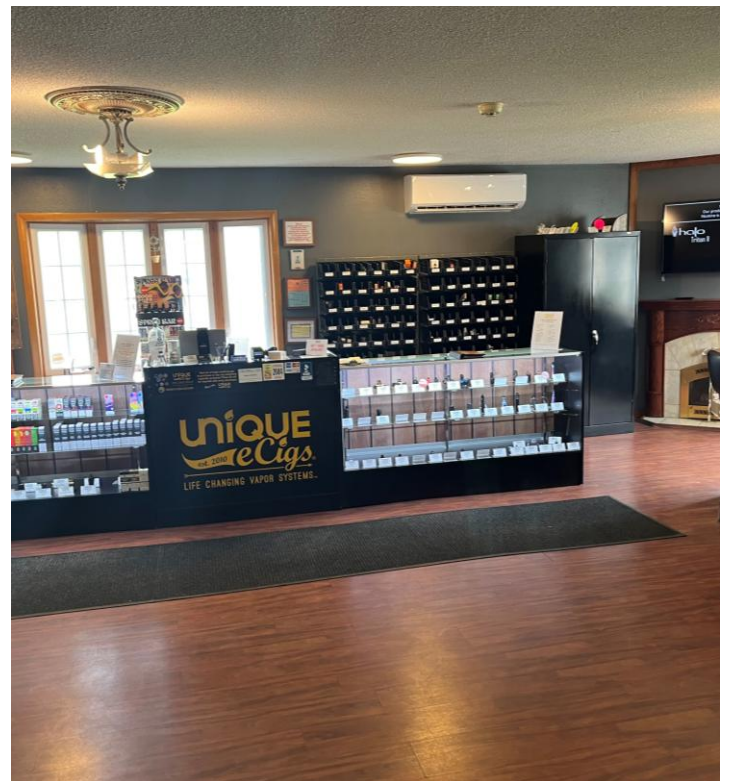


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Pyramid Brokerage
Company

527 Coffeen Street
Watertown, New York 13601



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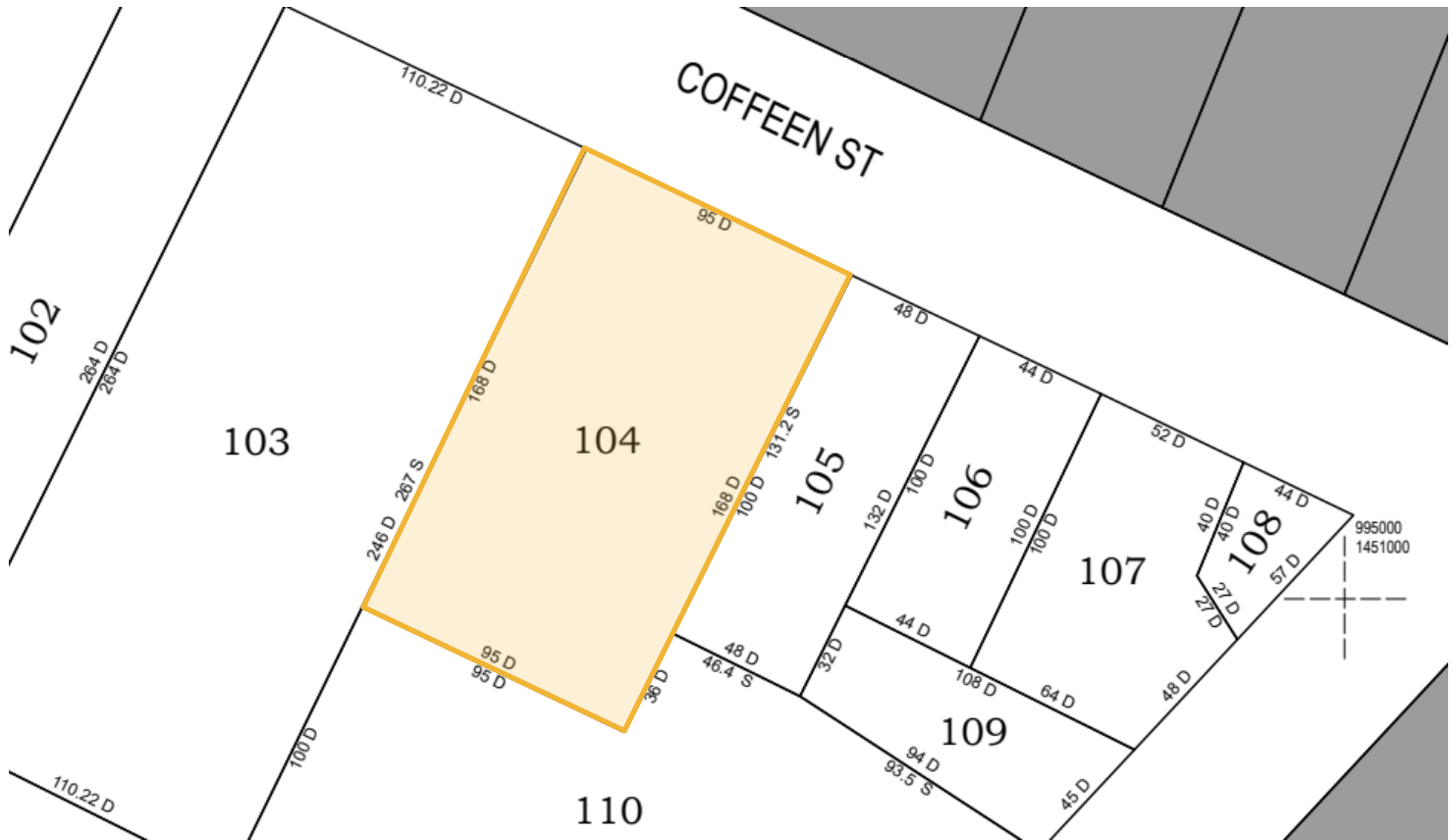


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